

**AMENDMENT TO
REDEVELOPMENT PLAN
FOR THE
ADELANTE EASTSIDE REDEVELOPMENT PROJECT**

**Prepared By
THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA**

**AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT**

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles (“CRA/LA”) and the City Council of the City of Los Angeles (“City Council”) desire to amend the Redevelopment Plan (“Redevelopment Plan”) for the Adelante Eastside Redevelopment Project (“Adelante Project Area”) to allow for the merger of the Adelante Project Area, adopted by the City Council of the City of Los Angeles (“City”), by Ordinance No. 172514 on March 30, 1999, and the Whiteside Redevelopment Project Area (“Whiteside Project Area”), adopted by the County of Los Angeles (“County”), acting through its Community Development Commission (“CDC”), by Ordinance No. 2006-0075 on October 7, 2006; and

WHEREAS, CRA/LA and the City Council also desire to amend the Redevelopment Plan to amend and add various administrative and community participation provisions in the Redevelopment Plan for the Adelante Project Area resulting from the merger of the Adelante Project Area and the Whiteside Project Area. In addition to the merger to the Whiteside Project Area, in order to assist with the continued orderly implementation of the Redevelopment Plan for the Adelante Project Area by CRA/LA, CRA/LA and the City Council also desire to amend the Redevelopment Plan relating to administrative procedures, community participation, and procedures for treatment of certain land uses; and

WHEREAS, the City of Los Angeles (“City”) and County desire to form a system of joint governance to facilitate redevelopment within the Merged Project Area;

NOW, THEREFORE, the City Council of the City of Los Angeles hereby amends the Redevelopment Plan for the Adelante Project Area, as follows:

1. Recitals. The Recitals, above, are adopted as true and incorporated herein by this reference.
2. Amended Provisions. The following existing provisions of the Redevelopment Plan are hereby amended as follows:
 - a. **§101 Contents of the Plan** The second sentence of §101 shall be deleted in its entirety and replaced with a new second sentence which reads:

“This Plan consists of text (Sections 100-1600), the Redevelopment Plan Map (attached as Exhibit No. 1), the Legal Description of the Project Area Boundaries (attached as Exhibit No. 2), the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings (attached as Exhibit No. 4), the Diagram

Illustrating Approximate Amount of Open Space (attached as Exhibit No. 5), the Merged Project Area Map (attached as Exhibit No. 6), and the legal description of the Merged Project Area boundaries (attached as Exhibit No. 7).”

b. **§105 Project Area Committee** The authority, powers, and duties of the Project Area Committee (“PAC”) set forth in the Redevelopment Plan shall only apply as to the portion of the Adelante Project Area within the boundaries of the BioMed Tech Focus Area until a Joint Exercise of Powers is approved and a separate community advisory body is established. The authority, powers, and duties of the PAC shall continue in accordance with the Redevelopment Plan as to the portion of the Adelante Project Area outside the boundaries of the BioMed Tech Focus Area.

c. **§106 Project Objectives** A new objective to the Redevelopment Plan is added to §106 as follows:

“BioMed Tech Focus Area

23. To create the BioMed Tech Focus Area to capitalize on development opportunities resulting from redevelopment activity within the Whiteside Project Area, the continuing investment in the LAC+USC Medical Center, and the expansion of the USC Health Sciences Campus, leading to the creation of jobs and other community benefits for area residents.”

d. **§200 Definitions** The following definitions are hereby added to §200:

(1) “Adelante Tax Increment” means all taxes allocated to the Agency pursuant to Article 6 of Chapter 6 (commencing with Section 33670) of the Redevelopment Law from assessed property values within the Adelante Project Area.

(2) “BioMed Tech Focus Area” means the area as indicated on the Merged Project Area Map. More specifically, the portions of the Merged Project Area generally bounded by Soto Street, Valley Boulevard, I-710 and I-10.

(3) “CDC” means the Community Development Commission of the County of Los Angeles.

(4) “Joint Exercise of Powers” means any joint exercise of powers approved in writing from time to time by the Agency, City Council, County, and CDC which is in accordance with the Redevelopment Law and this Plan.

- (5) "Merged Project Area" means the properties within the Merged Project Area boundaries, including the Adelante Project Area and the Whiteside Project Area, as indicated on the Merged Project Area Map.
- (6) "Whiteside Project Area" means the area within the boundaries of the Whiteside Redevelopment Project Area, adopted by the County of Los Angeles, acting through its Community Development Commission, by Ordinance No. 2006-0075 on October 7, 2006, as indicated on the Merged Project Area Map.
- (7) "Whiteside Tax Increment" means all taxes allocated to the CDC pursuant to Article 6 of Chapter 6 (commencing with Section 33670) of the Redevelopment Law from assessed property values within the Whiteside Project Area."
- e. **§407.2 Public Improvements, Public Facilities, and Public Utilities; Exhibit No. 3.** "Rail tracks" is hereby added to the list of public improvements and facilities in §407.2 and Exhibit No. 3 which can be installed or constructed, or caused to be installed and/or constructed, within or outside the Project Area.
- f. **§503.4 Commercial Uses within Residential Areas.** §503.4 shall be deleted in its entirety and replaced with a new §503.4 which reads:
- "Unless referred to the Agency Board of Commissioners by the Agency CEO, the Agency CEO or designee may exercise her/his sole discretion to permit appropriately designed and properly located Commercial facilities providing neighborhood services in Residential areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Commercial use shall conform to the following criteria:
1. Promote community revitalization; and
 2. Promote the goals and objectives of this Plan; and
 3. Be compatible with and appropriate for the Residential uses in the vicinity; and
 4. Meet design and location criteria required by the Agency staff."

g. **§503.5 Commercial Uses within Industrial Areas.** §503.5 shall be deleted in its entirety and replaced with a new §503.5 which reads:

“Unless referred to the Agency Board of Commissioners by the Agency CEO, the Agency CEO or designee may exercise her/his sole discretion to permit appropriately designed and properly located Commercial facilities within Industrial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Commercial use shall conform to the following criteria:

1. Promote community revitalization; and
2. Promote the goals and objectives of this Plan; and
3. Be compatible with and appropriate for the Industrial uses in the vicinity; and
4. Meet design and location criteria required by the Agency staff.”

- h. **§503.6 Residential Uses within Commercial Areas.** §503.6 shall be deleted in its entirety and replaced with a new §503.6 which reads:

“Unless referred to the Agency Board of Commissioners by the Agency CEO, the Agency CEO or designee may exercise her/his sole discretion to permit appropriately designed and properly located Residential facilities within Commercial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Residential facility, as well as any Commercial facility in the case of a mixed use development, shall conform to the following criteria:

1. Promote community revitalization; and
2. Promote the goals and objectives of this Plan; and
3. Be compatible with and appropriate for the Commercial uses in the vicinity; and
4. Include amenities which are appropriate to the size and type of housing units proposed; and
5. Meet design and location criteria required by the Agency staff.”

- i. **§1100 COMMUNITY PLAN CHANGES** §1000 shall be deleted in its entirety and replaced with a new §1100 which reads:

“§1100 COMMUNITY PLAN CHANGES

Land uses permitted in the Project Area (including relevant portions of the BioMed Focus Area that lie within City of Los Angeles territory) shall be consistent with the City’s current and applicable Community Plans. Community Plans are the Land Use Element of the General Plan of the City of Los Angeles.

Whenever an amendment is made to a Community Plan that results in a change to land use designation, zone, maximum allowed number of buildings, maximum number of allowed square feet of building floor area, and/or maximum allowed number of dwelling units, that amendment shall automatically amend the Redevelopment Plan in a manner that retains consistency and conformity with the then-current and applicable Community Plan.

The Redevelopment Plan shall allow alternate uses in addition to permitted uses so long as such alternate uses are consistent with the current and applicable Community Plan and if such alternate uses are determined by Agency planning staff to be permitted land uses at the time of the original adoption of the Redevelopment Plan.”

3. New Provisions. The following new provisions are added to the Redevelopment Plan, as follows:

a. **“§504.4 Public/Quasi-Public/Open Space Uses**

Notwithstanding anything to the contrary in this Plan (including, without limitation, §504.1 and §504.3), areas shown on the Redevelopment Plan Map as Public/Quasi-Public/Open Space shall be used for open space and/or institutional purposes, including, but not limited to, public facilities, school sites, nonprofit medical facilities, public services, open space and recreational areas.”

b. **“§523 Restricted Commercial and Industrial Uses**

Notwithstanding anything to the contrary in this Plan, the following uses shall not be permitted within the Project Area unless the Agency makes the findings set forth below following a duly noticed public meeting: check cashing and payday loan uses, auto repair uses within 500 feet of a residential use, adult uses, and toxic (RCRA) waste storage facilities as a primary onsite use. All of the following findings are required to be made by the Agency to permit any such restricted use:

1. Conforms with the goals and objectives of this Plan; and
2. Promotes community revitalization, and economic, aesthetic, and environmental improvement; and
3. Is compatible with adjacent uses and the surrounding neighborhood; and
4. Promotes a secure and safe commercial or industrial environment; and
5. Meets design and location criteria required by the Agency; and
6. All adverse impacts of the project can be mitigated or overridden by other social, economic, or physical considerations.

The Agency may impose reasonable restrictions on any such uses in order to make any of the required findings.”

c. **“§1200 APPEAL**

An applicant that has received a denial of an application and/or permit has the right to appeal the decision of Agency staff, or the Agency’s CEO or his/her designee. The appeal will be conducted according to an administrative procedure adopted by the Agency’s Board and/or Agency CEO. When an applicant receive his/her denial, he/she will be informed of the current appeal policy.”

d. **“§1300. MERGED PROJECT AREA**

§1301. Merger of Project Areas

Subject to the terms and conditions of this Plan (including, without limitation, §§1400, 1500 and 1600), pursuant to the authority granted under Section 33486 of the Redevelopment Law, the Adelante Project

Area is hereby merged with the Whiteside Project Area (hereinafter collectively referred to as the "Merged Project Area").

§1302. Map and Legal Description of Merged Project Area

A map of the Merged Project Area is attached hereto as Exhibit No. 6 and incorporated herein by this reference. A legal description of the Merged Project Area boundaries is attached hereto as Exhibit No. 7 and incorporated herein by this reference. The Merged Project Area Map illustrates the location of the Merged Project Area boundaries, the boundaries of the Adelante Project Area, the boundaries of the Whiteside Project Area, and the boundaries of the BioMed Tech Focus Area.

§1303. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or cause to be installed and constructed, the public improvements and facilities and public utilities within or outside the Merged Project Area necessary to carry out this Plan ("Public Improvements and Facilities"); provided, however, that any Public Improvements and Facilities located within the Whiteside Project Area shall be subject to the consent and approval of the CDC acting directly or through any Joint Exercise of Powers.

Such Public Improvements and Facilities include, but are not limited to, over- or under passes, rail tracks, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, public art, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities, and as set forth in Exhibit No. 3, Proposed Public Improvements and Facilities Projects.

§1304. Powers, Duties and Obligations for Implementation of the Merged Project Area

To the extent permitted by Redevelopment Law, the Agency may exercise any powers authorized under this Plan and the Redevelopment Law directly or through a system any Joint Exercise of Powers. Except to the extent required by Redevelopment Law, upon any approval of any Joint Exercise of Powers, this Plan shall be modified and implemented accordingly without the requirement of further amendment to this Plan."

e. **“§1400 MEANING OF LEGISLATIVE BODY AND AGENCY**

Except as may be otherwise expressly provided in any Joint Exercise of Powers, “legislative body” and “agency” shall mean, as to the Adelante Project Area, the City Council of the City of Los Angeles and Agency, respectively, and, as to the Whiteside Project Area, the Board of Supervisors of the County of Los Angeles and CDC, respectively.”

f. **“§1500 METHODS OF FINANCING THE MERGED AREA**

§1501. Expenditures of Adelante Tax Increment and Whiteside Tax Increment

Unless and until a Joint Exercise of Powers is approved in writing by the Agency, City Council, County, and CDC which provides otherwise, Adelante Tax Increment allocated to the Agency shall only be used to finance or refinance the Adelante Project Area in accordance with this Plan. A Joint Exercise of Powers may provide for the expenditure or pledge of Adelante Tax Increment to finance in whole or part the portion of the Merged Project Area outside of the Adelante Project Area in furtherance of the objectives of this Plan.

Unless and until a Joint Exercise of Powers is approved in writing by the Agency, City Council, County, and CDC which provides otherwise, Whiteside Tax Increment allocated to the CDC shall only be used to finance or refinance the Whiteside Project Area in accordance with the Whiteside Project Area Redevelopment Plan. A Joint Exercise of Powers may provide for the expenditure or pledge of Whiteside Tax Increment to finance in whole or part the portion of the Merged Project Area outside of the Whiteside Project Area in furtherance of the objectives of Whiteside Project Area Redevelopment Plan.

The Agency is authorized to take any lawful actions necessary to carry out the purposes of the merger of the Whiteside Project Area and Adelante Project Area.

§1502. Subordination of New Debt to Existing Debt

Adelante Tax Increment allocated to the Agency shall be used first to pay indebtedness incurred prior to the approval of a Joint Exercise of Powers which expressly provides otherwise.”

g. **“§1600 APPLICABILITY OF REDEVELOPMENT PLANS
 AND 5 YEAR IMPLEMENTATION PLANS**

Except as may be expressly provided in this Plan or any Joint Exercise of Powers, only the Redevelopment Plan for the Whiteside Project Area and the 5 Year Implementation Plan adopted by the CDC for the Whiteside Project Area pursuant to Redevelopment Law Section 33490 shall apply to the Whiteside Project Area and only this Plan and the 5 Year Implementation Plan adopted by the Agency for the Adelante Project Area pursuant to Redevelopment Law Section 33490 shall apply to the Adelante Project Area.”

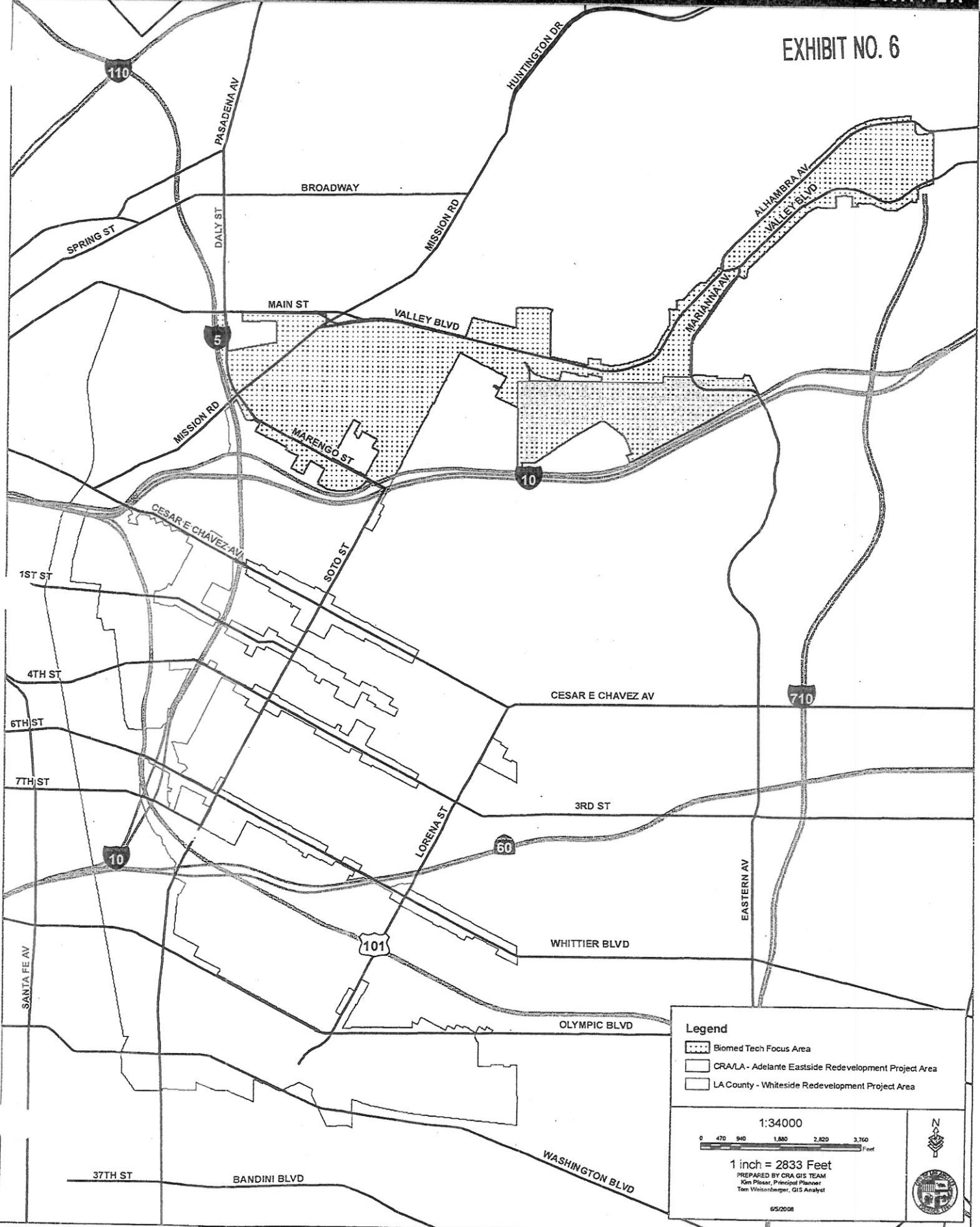
4. Except as otherwise expressly provided in this Plan Amendment, the terms and conditions of the Redevelopment Plan shall remain unmodified and in full force and effect. In the event of any conflict between the terms of this Plan Amendment and the Redevelopment Plan, the terms of this Plan Amendment shall control.

EXHIBIT NO. 6

MERGED PROJECT AREA MAP

[behind this page]

EXHIBIT NO. 6



Legend

- Biomed Tech Focus Area
- CRA/LA - Adelante Eastside Redevelopment Project Area
- LA County - Whiteside Redevelopment Project Area

1:34000

0 470 940 1,880 2,820 3,760 Feet

1 inch = 2833 Feet

PREPARED BY CRA GIS TEAM
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